

**PROPOSED DEVELOPMENT CONDITIONS****FDP 2014-BR-007****October 22, 2014**

If it is the intent of the Planning Commission to approve FDP 2014-BR-007, located on the south side of Lee Highway, approximately 400 feet west of its intersection with Shirley Gate Road, in conjunction with the rezoning of Tax Parcels 56-2((1))-54,55,57, 58, 59 and 56-2((4))-1, from R-1 to the PDH-3 District, pursuant to Sect. 16-402 of the Fairfax County Zoning Ordinance, staff recommends that the Commission condition the approval by requiring conformance with the following development conditions:

1. Any building permit submitted pursuant to this Final Development Plan (FDP) shall be in substantial conformance with the approved CDP\FDP Plan entitled "Forest Ridge", consisting of seventeen sheets and prepared by Urban, Ltd., which is dated October 25, 2013, as revised through October 17, 2014, and these conditions. Minor modifications to the approved FDP may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
2. The landscaped HOA open space located along the periphery boundaries of the site that adjoin the Deerfield Forest Subdivision, shall be designed in a manner which maximizes the preservation of existing vegetation, both on and off-site. At the time of subdivision plan review, supplemental vegetation shall be field-located and mutually agreed upon by the project Landscape Architect and UFMD. Sizes and amounts of proposed planting materials shall be varied to promote the incorporation of existing vegetation to achieve a naturalized landscape appearance designed to soften, but not fully screen, the boundary of the proposed development from existing residential properties. If it is determined to be desirable to locate additional plantings on neighboring properties to better achieve this effect (subject to receiving the necessary written permission of the impacted property owners), any off-site plantings may be considered as part of the satisfaction of this condition.
3. The proposed active and passive recreational amenity areas identified on the CDP/FDP shall be landscaped in substantial conformance with the refined amenity plan details attached as Exhibits 10 and 10a to these conditions. These areas shall contain a mixture of landscape materials, both vegetative and hardscape, to achieve the function of the details depicted in the Exhibits. Specific amenity features (such as benches, picnic tables, grills, play equipment, game tables, and similar features) may vary for each particular area, as long as the intended character of the area is achieved (i.e. an active playground may not be substituted for a passive picnic area), in order to maintain the overall quality and range of recreational opportunities provided by the development.

On-site trails shall be located generally as depicted on the CDP/FDP, but the final location shall be field-located, as agreed upon by the project Landscape Architect and UFMD, as part of the landscaped open space design discussed in Development Condition 2. These conditions shall not be interpreted to limit the

number of amenity features. Additional amenity features may be added by either the initial developer and/or subsequent HOA, provided they remain consistent with the character of the amenity area and do not encroach upon limits of clearing or landscaped areas.

4. The enhanced stormwater management ponds depicted on the CDP/FDP shall be designed to maximize aesthetic appeal, and shall incorporate, where feasible, features such as peripheral landscaping, trails and/or seating areas, to enhance the role of these ponds in the overall open space program of the community. The pond located at the intersection of Route 29 and Forest Hill Drive shall incorporate such additional landscape materials, as determined necessary by UFMD, to effectively buffer the visual impact of the proposed noise wall from the intersection.

At the time of subdivision plan review, the project Landscape Architect and UFMD shall evaluate the final SWM/BMP designs to determine if there are additional opportunities for preservation of quality trees in the vicinity of these facilities. All reasonable methods to preserve such trees shall be employed. If it is determined that any of the proposed BMP locations, as depicted on the CDP/FDP, are not required to be utilized to achieve necessary BMP credits, then those areas shall also be included as tree preservation and/or landscape areas, as approved by UFMD.

5. Cross-section(s) and design details of the proposed noise wall (to be located to the rear of units 1-4), shall be submitted to the Planning Commission for review and approval prior to final subdivision approval, to ensure that the design of the noise wall is integrated into the design of the development as a feature which complements the residential design, as proffered.
6. Entry signage shall be limited to a maximum of one sign, at any one of the three sites indicated on the CDP/FDP or proffers.
7. In order to reduce interior noise to a level of no more than 45 dBA Ldn for Residential Units that are projected to be impacted by noise greater than 70 dBA Ldn (but not more than 75 dBA Ldn) the Applicant shall employ the following acoustical treatment measures for lots within the highway noise impact zone of 70-75 dBA Ldn:
  - A. Exterior walls shall have a laboratory sound transmission class ("STC") rating of at least 45;
  - B. Doors and glazing shall have a laboratory STC rating of at least 37 unless glazing constitutes more than 20% of any facade exposed to noise levels of Ldn 70 dBA or above;
  - C. If glazing constitutes more than 20% of an exposed facade, then the glazing shall have a laboratory STC rating of at least 45; and
  - D. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials ("ASTM") to minimize sound transmission

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Building Permits through established procedures.